

172.0

0004

0017.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
625,200 / 625,200

USE VALUE:

625,200 / 625,200

ASSESSED:

625,200 / 625,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5  |        | PECK AVE, ARLINGTON   |

**OWNERSHIP**

Unit #:

Owner 1: LEVINSON JONATHAN S &amp; JANE/TRS

Owner 2: 5 PECK AVE REALTY TRUST

Owner 3:

Street 1: 5 PECK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LEVINSON JONATHAN S -

Owner 2: ERSKINE MAINE -

Street 1: 5 PECK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,024 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Vinyl Exterior and 1919 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 4024        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.34 | 6     |             |           |        |   |        |   |        |   | 378,505         |           |   |           |        |      | 378,500   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 4024.000  | 246,700        |            | 378,500    | 625,200     |                   | 114021    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 08/10/18  |

 Total Card / Total Parcel  
 625,200 / 625,200

|                |          |
|----------------|----------|
| Prior Id # 1:  | 114021   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/11/20       | 03:17:52 |
| PRINT          |          |
| LAST REV       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 8/10/2018  | MEAS&NOTICE  | HS  | Hanne S |
| 8/9/2016   | Measured     | DGM | D Mann  |
| 8/9/2016   | Permit Visit | DGM | D Mann  |
| 4/11/2013  | Info Fm Prmt | EMK | Ellen K |
| 10/17/2008 | Meas/Inspect | 345 | PATRIOT |
| 6/19/2000  | MLS          |     |         |
| 4/24/2000  | Inspected    | 270 | PATRIOT |
| 12/28/1999 | Mailer Sent  |     |         |
| 12/8/1999  | Measured     | 256 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

|                                 |                |              |     |                                    |                 |        |     |                         |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
|---------------------------------|----------------|--------------|-----|------------------------------------|-----------------|--------|-----|-------------------------|---------------------------------|------------|----------|-------------------------|------|-------|------------|---|--------------|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                |              |     | <b>BATH FEATURES</b>               |                 |        |     | <b>COMMENTS</b>         |                                 |            |          | <b>SKETCH</b>           |      |       |            |   |              |  |  |  |  |
| Type: 5                         | - Cape         |              |     | Full Bath: 2                       | Rating: Average |        |     | A Bath:                 | Rating:                         |            |          | 36                      |      |       |            | 9   |              |  |  |  |  |
| Sty Ht: 1T                      | - 1 & 3/4 Sty  |              |     | 3/4 Bath:                          | Rating:         |        |     | A 3QBth:                | Rating:                         |            |          |                         |      |       |            |   |              |  |  |  |  |
| (Liv) Units: 1                  | Total: 1       |              |     | 1/2 Bath:                          | Rating:         |        |     | A HBth:                 | Rating:                         |            |          |                         |      |       |            |   |              |  |  |  |  |
| Foundation: 1                   | - Concrete     |              |     | OthrFix:                           | Rating:         |        |     |                         |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Frame: 1                        | - Wood         |              |     | <b>OTHER FEATURES</b>              |                 |        |     |                         |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Prime Wall: 4                   | - Vinyl        |              |     | Kits: 1                            | Rating: Average |        |     | 1st Res Grid            | Desc: Line 1                    | # Units: 1 |          |                         |      |       |            |   |              |  |  |  |  |
| Sec Wall:                       | %              |              |     | A Kits:                            | Rating:         |        |     | Level                   | FY LR DR D K FR RR BR FB HB L O |            |          |                         |      |       |            |   |              |  |  |  |  |
| Roof Struct: 1                  | - Gable        |              |     | FrpL: 1                            | Rating: Average |        |     | Other                   |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Roof Cover: 1                   | - Asphalt Shgl |              |     | WSFlue:                            | Rating:         |        |     | Upper                   |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Color: WHITE                    |                |              |     | <b>CONDOS INFORMATION</b>          |                 |        |     | Lvl 2                   |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| View / Desir:                   |                |              |     |                                    |                 |        |     | Lvl 1                   |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                |              |     |                                    |                 |        |     | Lower                   |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Grade: C                        | - Average      |              |     |                                    |                 |        |     | Totals                  | RMs: 6                          | BRs: 3     | Baths: 2 | HB                      |      |       |            |   |              |  |  |  |  |
| Year Blt: 1964                  | Eff Yr Blt:    |              |     |                                    |                 |        |     | <b>REMODELING</b>       |                                 |            |          | <b>RES BREAKDOWN</b>    |      |       |            |   |              |  |  |  |  |
| Alt LUC:                        | Alt %:         |              |     |                                    |                 |        |     | Exterior:               | No Unit                         | RMS        | BRS      | FL                      |      |       |            |   |              |  |  |  |  |
| Jurisdict: G10                  | Fact: .        |              |     |                                    |                 |        |     | Interior:               | 1                               | 6          | 3        |                         |      |       |            |   |              |  |  |  |  |
| Const Mod:                      |                |              |     |                                    |                 |        |     | Additions:              |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Lump Sum Adj:                   |                |              |     |                                    |                 |        |     | Kitchen:                |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                |              |     |                                    |                 |        |     | Baths:                  |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Avg Ht/FL: STD                  |                |              |     |                                    |                 |        |     | Plumbing:               |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Prim Int Wall: 1                | - Drywall      |              |     |                                    |                 |        |     | Electric:               |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Sec Int Wall:                   | %              |              |     |                                    |                 |        |     | Heating:                |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Partition: T                    | - Typical      |              |     |                                    |                 |        |     | General:                |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| Prim Floors: 3                  | - Hardwood     |              |     |                                    |                 |        |     | <b>CALC SUMMARY</b>     |                                 |            |          | <b>COMPARABLE SALES</b> |      |       |            |   |              |  |  |  |  |
| Sec Floors: 5                   | - Lino/Vinyl   | 15%          |     |                                    |                 |        |     |                         | Total:                          | 31         | %        |                         |      |       |            |   |              |  |  |  |  |
| Bsmnt Flr: 4                    | - Carpet       |              |     |                                    |                 |        |     | Basic \$ / SQ:          | 105.00                          |            |          |                         |      |       |            |   |              |  |  |  |  |
| Subfloor:                       |                |              |     |                                    |                 |        |     | Size Adj.:              | 1.29102564                      |            |          |                         |      |       |            |   |              |  |  |  |  |
| Bsmnt Gar: 1                    |                |              |     |                                    |                 |        |     | Const Adj.:             | 1.00550008                      |            |          |                         |      |       |            |   |              |  |  |  |  |
| Electric: 3                     | - Typical      |              |     |                                    |                 |        |     | Adj \$ / SQ:            | 136.303                         |            |          |                         |      |       |            |   |              |  |  |  |  |
| Insulation: 2                   | - Typical      |              |     |                                    |                 |        |     | Other Features:         | 86000                           |            |          |                         |      |       |            |   |              |  |  |  |  |
| Int vs Ext: S                   |                |              |     |                                    |                 |        |     | Grade Factor:           | 1.00                            |            |          |                         |      |       |            |   |              |  |  |  |  |
| Heat Fuel: 1                    | - Oil          |              |     |                                    |                 |        |     | NBHD Inf:               | 1.00000000                      |            |          |                         |      |       |            |   |              |  |  |  |  |
| Heat Type: 3                    | - Forced H/W   |              |     |                                    |                 |        |     | NBHD Mod:               |                                 |            |          |                         |      |       |            |   |              |  |  |  |  |
| # Heat Sys: 1                   |                |              |     |                                    |                 |        |     | LUC Factor:             | 1.00                            |            |          |                         |      |       |            |   |              |  |  |  |  |
| % Heated: 100                   |                | % AC:        |     |                                    |                 |        |     | Adj Total:              | 357544                          |            |          |                         |      |       |            |   |              |  |  |  |  |
| Solar HW: NO                    |                | Central Vac: | NO  |                                    |                 |        |     | Depreciation:           | 110839                          |            |          |                         |      |       |            |   |              |  |  |  |  |
| % Com Wall                      |                | % Sprinkled: |     |                                    |                 |        |     | Deprecated Total:       | 246705                          |            |          |                         |      |       |            |   |              |  |  |  |  |
| <b>MOBILE HOME</b>              |                |              |     | Make:                              |                 | Model: |     | Serial #:               |                                 | Year:      |          | Color:                  |      |       |            |   |              |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                |              |     | <b>PARCEL ID</b> 172.0-0004-0017.0 |                 |        |     |                         |                                 |            |          |                         |      |       |            | <b>IMAGE</b>  |              |  |  |  |  |
| Code                            | Description    | A            | Y/S | Qty                                | Size/Dim        | Qual   | Con | Year                    | Unit Price                      | D/S        | Dep      | LUC                     | Fact | NB Fa | Appr Value | JCod JFact  | Juris. Value | <b>AssessPro Patriot Properties, Inc</b> |  |  |  |
|                                 |                |              |     |                                    |                 |        |     |                         |                                 |            |          |                         |      |       |            |  |              |  |  |  |  |
| More: N                         |                |              |     | Total Yard Items:                  |                 |        |     | Total Special Features: |                                 |            |          | Total:                  |      |       |            |   |              |  |  |  |  |